

**MINUTES OF THE BOARD MEETING OF THE  
RAINBERRY PARK HOMEOWNERS' ASSOCIATION  
JULY 22, 2024, AT 7:30 PM AT  
21747 RAINBERRY PARK CIRCLE, BOCA RATON FLORIDA 33428**

The Meeting was called to order at 7:30 PM. Those members present were Jason Gloss, President; Stephen Griffith, Vice President/Treasurer; Cristy Clinard, Secretary; Paola Dawson and Chris Heinrich, Directors. Also present from Residential Management Concepts were Kerri Brooks and Jennifer Lopez.

**APPROVAL OF THE MINUTES**

Chris Heinrich moved to approve the minutes of the June 10, 2024, meeting as presented; seconded by Stephen Griffith. All in favor, motion carried.

**FINANCIAL REPORT**

Kerri Brooks read the cash status stating that as of July 22, 2024, the balance in the Operating cash account is \$207,824.19. The combined balance in the Reserve Accounts is \$548,465.07, making a total un-audited cash status amount of \$756,289.26. The Board noticed an increase in the total amount of delinquent accounts and asked for a report of all accounts in collection with the attorneys and the status of those. Jennifer confirmed that that all accounts past due over 90 days have their fobs deactivated.

**OLD BUSINESS**

Walls – Jennifer is waiting for one more quote to repair cracks and paint the entry walls. The Board agreed this should be a project to be done after the rainy season along with the pressure cleaning and mulch.

Accident – State Farm is sending the check to reimburse for the damages done from the car accident on Central Park Boulevard.

Social Event – Paola and Cristy have been working on a back to school party to be held on Saturday, August 17, 2024 between 2:00 PM and 4:00 PM. They have a DJ/KJ, food trucks, a face painter, popcorn maker and bubble machine all within a budget of \$2,000.00. They will also look into any free services from the county and/or community vendors that might want to attend to promote their services. They will create flyers to put on doors and will also use the meeting signs to announce the party at the entrances.

**NEW BUSINESS**

Violations – The house on the corner of the first entrance near 441 with the white roof is having work done and must be advised, if a new roof is needed, it may not be white as that was painted without approval and white roofs are not permitted. RMC will get the addresses of the homes on the perimeter of the community that have dirt/mildew and weeds all over their fences and send the owners violation letters to clean them up.

Maintenance – Playground area needs more rubber mulch installed. The tennis courts need a new net. The Board agreed to replace the code lock at the Pavillion Gate to the pool with a deadbolt instead. There should be a deadbolt on both sides (to enter and exit). The Board approved a quote to replace all the metal umbrella bases with plastic ones. Cristy will advise the Board on how much of a credit they have on the account when she orders the bases. The electric box on the pole light outside the pavilion by the lake needs to be screwed back together properly. The metal material for the gates has been received and will be installed as soon as it is cut to the correct size.

Security – Allied Security is pursuing collections on some outstanding invoices. The Board agreed that it is ok to pay some of them after the correct amounts are deducted for the overtime and lack of service as evidenced and previously documented. RMC will try to contact a supervisor at Allied and then the collection company if needed to negotiate a settlement.

**OWNER ISSUES**

The new owner pf 21605 Yellowstone was present regarding the overgrowth of the fichus hedge outside the rear of her home. RMC will send the landscaper over to look at what needs to be done so that both the top and sides (inside and out) are cut regularly.

There being no more business, Chris Heinich moved to adjourn the meeting; seconded by Stephen Griffith. All in favor. Motion carried. The meeting was adjourned at 8:34 PM.